

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

**BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005**

APRIL 9, 2003

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

1. **CU2002-0031, LD2003-0003, TP2003-0003 AND FS2003-0001**

ONODY PLANNED UNIT DEVELOPMENT, SUBDIVISION, TREE PLAN AND FLEXIBLE SETBACK

The applicant proposes a Planned Unit Development (PUD) and Subdivision for 14 single-family residential lots with lot sizes varying from approximately 4,590 square feet to approximately 6,520 square feet. In addition, the applicant proposes a large tract of land intended for the purpose of open space, wetlands preservation and water quality detention. The proposed PUD would allow variation to the site development standards of the R-7 zone found in Section 20.05.50. of the Development Code. In addition, the applicant requests Tree Plan II approval. A portion of the subject site area contains "Community Trees" which, as defined by the Development Code, are healthy trees of at least ten inches in diameter (DBH) located on developed, partially developed or undeveloped land. Community Trees are not those trees identified as significant, historic, street or conditioned trees within a Significant Natural Resource Area. The proposed development plan would remove several Community Trees for site development purposes. The Planning Commission will review the applicant's Tree Plan II together with the overall development plan. The applicant is also requesting Flexible Setback approval to reduce the standard setbacks of the R-7 as described in Section 20.05.50 of the Development Code. The site is generally located north of NW Pioneer Road and west of NW Meadow Drive. The site can be specifically identified as Tax Lot 500 on Washington County Tax Assessor's Map 1N1-33CC. The subject property is zoned R-7 Urban Standard Density is approximately 2.66 acres in size. Within the R-7 zone, single-family detached dwellings are permitted outright and a request for Planned Unit Development is subject to Conditional Use Permit (CU) approval.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

PUBLIC HEARING FORMAT

Chairperson Opens Hearing

City Staff Presents Staff Report

**Applicant Identifies & Explains their
Request**

Public Testimony For or Against

Rebuttal Testimony

Applicant

Staff Comments

City Attorney's Comments

Chairperson Closes Hearing

Deliberation & Action

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.